



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JULY 1, 2009
9:00 A.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

II. PROJECTS:

A. APPLICATION OF PACIFIC ARCHITECTS FOR KAREN SILBERSTEIN, 217 CONEJO ROAD, APN 019-041-033, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00079)

The two acre project site was previously developed with a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 3,036 square foot residence and attached 515 square foot two-car garage. The rebuild will result in approximately 161 square feet of additional floor area over what previously existed. The discretionary application required for this project is a Modification to permit new construction and alterations within the required 35' front setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

B. APPLICATION OF REX RUSKAUFF, ARCHITECT FOR RICHARD GARCIA, 900 LAS ALTURAS ROAD, APN 019-142-005, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 1 UNIT PER ACRE (MST2009-00243)

The 19,700 square foot project site was previously developed with a single-family residence and attached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 2,058 square foot, three-story residence and attached 400 square foot garage. The discretionary application required for this project is a Modification to permit new construction within the required 35' front setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

C. APPLICATION OF BEHZAD MASOOMAN, 507 CONEJO ROAD, APN 019-062-010, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00209)

The 9,100 square foot project site was previously developed with a single-family residence and detached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 1,090 square foot residence and detached 311 square foot garage. The rebuild will include a new front porch, a roof pitch increase and window changes over what previously existed. The discretionary applications required for this project are Modifications to permit new construction and alterations within the required 35' front and 15' interior setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

D. APPLICATION OF DAPHNE ROMANI DREW, AGENT FOR NELLE SLACK & PETER HARRIS, 312 SHERMAN ROAD, APN 019-050-004, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00233)

The 10,397 square foot project site was previously developed with a single-family residence and detached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a 2,692 square foot residence and attached 490 square foot garage. The discretionary applications required for this project are Modifications to permit new construction and alterations within the required 35' front and 15' interior setbacks (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

E. APPLICATION OF RON SORGMAN, ARCHITECT FOR ELAINE WEBSTER, 819 N. SALSIPUEDES STREET, APN 031-031-008, R-3 MULTI-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00189)

The project site is currently approved for the construction of two residential units. During site preparation it was noted that the existing retaining wall, located along the southeastern property line, needed to be demolished and replaced. The discretionary application required for replacement is a Modification to permit the wall and chain link fence above it to exceed the maximum allowable height of 3½' within the first 20' back from the front lot line when located within 10' of the driveway (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

F. APPLICATION OF JOSE ESPARZA, ARCHITECT FOR WENTWORTH INVESTORS, LLC, 505 WENTWORTH AVENUE, APN 037-143-010, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE, (MST2007-00345)

The project consists of a proposal to construct a new 4,037 square foot, two-story building consisting of three (3) new residential condominiums on an existing 6,500 square foot vacant lot in the R-3 Zone. The units would range in size between 850 square feet for the one-bedroom and 980 square feet for the two (2) two-bedroom units. An attached two-car garage is proposed for each unit. Approximately 257 cubic yards of grading is proposed for foundation preparation.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC §27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (New Construction of Small Structures) and 15315 (Minor Land Divisions).

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

III. ADJOURNMENT:

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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